

PROPERTY SURVEY FOR GREEN TREE FINANCIAL
LOCATED IN SECTION 20, T1S, R1W, USM

ORIGINAL DESCRIPTION:

TOWNSHIP 1 SOUTH, RANGE 1 WEST, USM, SECTION 20; BEGINNING AT A POINT N0°12'23"W 226.58' FROM THE SE CORNER NW1/4 NW1/4 SAID SECTION; THENCE N0°12'23"W 147.58'; THENCE S86°41'59"W 147.58'; THENCE S0°12'23"E 147.58'; THENCE N86°41'59"E 147.58' TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS, EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER NW1/4 NW1/4 OF SECTION 20, T1S, R1W, USM; THENCE S89°42'47"E (DEED READS N89°42'47"W) 1315.53' MORE OR LESS, TO THE SE CORNER NW1/4 NW1/4; THENCE N0°12'23"W 226.58'; THENCE WEST 30'; THENCE S0°12'23"E 196.58'; THENCE N89°42'47"W (DEED READS S89°42'47"E) 1285.53', MORE OR LESS, TO A POINT 30' NORTH OF BEGINNING; THENCE SOUTH 30' TO THE POINT OF BEGINNING.

REVISED DESCRIPTION:

TOWNSHIP 1 SOUTH, RANGE 1 WEST, USM, SECTION 20; BEGINNING AT A POINT N0°23'46"E 226.58' FROM THE SE CORNER NW1/4 NW1/4 SAID SECTION; THENCE N0°23'46"W 147.58'; THENCE S87°18'08"W 147.58'; THENCE S0°23'46"W 147.58'; THENCE N87°18'08"E 147.58' TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS, EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER NW1/4 NW1/4 OF SECTION 20, T1S, R1W, USM; THENCE N88°07'42"E 1307.57' TO THE SE CORNER NW1/4 NW1/4; THENCE N0°23'46"E 226.58'; THENCE S88°07'42"W 30.00'; THENCE S0°23'46"W 196.58'; THENCE S88°07'42"W 1277.77' TO THE WEST LINE OF SAID SECTION 20; THENCE ALONG SAID WEST LINE S0°00'00"E 30.00' TO THE POINT OF BEGINNING.

BASIS OF BEARINGS IS THE WEST LINE OF SECTION 20 WHICH IS ASSUMED TO BEAR N0°00'00"E.

NARRATIVE:

THIS SURVEY WAS REQUESTED TO PROVIDE THE LOCATION OF THE ROW SO THAT AN ACCESS CAN BE CONSTRUCTED ALONG SAID ROW. THE SE CORNER OF THE NW1/4 NW1/4 WAS ESTABLISHED AT AN EXISTING FENCE CORNER WHICH I DEEMED TO BE THE BEST EVIDENCE OF THE ORIGINAL 1/16TH CORNER LOCATION. THIS SURVEY WAS ORIGINALLY DONE BY THE THREE MILE METHOD AND THOSE INTERIOR CORNERS WERE ESTABLISHED IN THAT SURVEY, LIKEWISE THE NE CORNER NW1/4 NW1/4 WAS USED AS BEING AT A 4-WAY FENCE INTERSECTION. THE DISTANCES WERE WITHIN REASON AND THE BEARINGS ON THE NORTH-SOUTH LINES MATCHED CLOSELY TO THE RECORD. THE EAST-WEST LINES VARY FROM RECORD BY 1°59'18" WHICH, AFTER CONSULTING WITH THE DUCHESNE COUNTY SURVEYOR, APPEARS TO BE COMMON FOR THIS AREA. THE BEARINGS AND DISTANCES WERE REVISED TO MATCH ACTUAL BEARINGS AND DISTANCES AS USED IN THIS SURVEY. THE LOCATION OF THE HOUSE AND GARAGE WITH RELATIONS TO THE DESCRIBED PROPERTY BOUNDARY APPEARS TO BE SHIFTED BETWEEN 35' AND 45', THE HOUSE BEING LOCATED SOUTH OF THE DEEDED LOCATION. THIS PROBLEM COULD BE RESOLVED BY QUIT CLAIMING TITLE TO A 40' STRIP ALONG THE PROPERTY TO SHIFT THE DESCRIBED BOUNDARY 40' SOUTH. AS IS THE GARAGE IS ONLY 2' MORE OR LESS FROM THE SOUTH BOUNDARY AND ACCESS WOULD NEED TO BE OBTAINED AROUND THE EAST SIDE OF THE HOUSE SINCE THE GARAGE FACES NORTHERLY. THE CORNERS OF THE LOT ITSELF WERE NOT SET AS PART OF THIS SURVEY, AS DIRECTED BY PERSONS FROM GREEN TREE. THERE ARE TWO SHEDS THE FENCE AND THE POWERLINE THAT ENCRDACH INTO THE ROW, AS WELL AS AN IRRIGATION DITCH.

REVISION #1 INCLUDED SETTING THE REMAINING LOT CORNERS. NO OTHER CHANGES WERE MADE.

SURVEYORS STATEMENT:

I CERTIFY THAT I AM A PROFESSIONAL LICENCED LAND SURVEYOR IN THE STATE OF UTAH. I FURTHER STATE THAT I HAVE CONDUCTED A FIELD SURVEY OF THIS PROPERTY AND THIS PLAT REPRESENTS THAT SURVEY. THE DECISIONS MADE FOR THE ESTABLISHMENT OF THE BOUNDARY LINES REPRESENT MY OPINION BASED ON RULES REGARDING THE REESTABLISHMENT OF BOUNDARY LINES.

ARNELDON T. DAVIS
UTAH PLS 161259
DAVIS
STATE OF UTAH

LEGEND:

- △ = SECTION CORNERS FOUND AND USED
- = PROPERTY CORNERS SET THIS SURVEY
5/8" REBAR WITH PLASTIC CAP
- = FENCE LINE
- - - - - = POWER LINE

County Surveyor File #710
REVISION #1

ROCKY MOUNTAIN SURVEYORS
2160 WEST 2500 NORTH
VERNAL, UTAH 84078
801-789-6152

CLIENT: GREEN TREE
FIELD DATE: 5-15-97
CREW: ND, GK
DRAWN: ND

SCALE 1"=200'

SCALE 1"=100'

